

Waiver List

Zoning

- Waiver for Multi-family Use
- Dimensional Waivers in Yellow:

Dimensional requirements:

Minimum Lot Area: 5,000 sf
Minimum Lot Area per Unit: N/A for mixed-use
Minimum Lot Frontage: 50 ft
Front Yard Setback: 20ft
Side Yard Setback: 10 ft
Rear Yard Setback: 20 ft
Landscaped Open Space (Section 5.3.21): 10%
Usable Open Space (Section 5.3.21): 20%
Maximum Lot Coverage: N/A
Maximum Height: 35 ft or 3 stories
Maximum FAR: .75

Project specifications:

~46,000 sf
N/A
~ 160 feet
~11.8 feet
~8.7 feet
~ 100 feet
> 10% (definition below)
> 20% (definition below)
N/A
61' 8" or 5 stories
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- Waiver for number of parking spaces (1 space for unit)
- Waiver of bicycle parking design requirements

Tree Protection and Preservation (Title V; Article 16)

- Waiver of Tree Fund payment
- Comprehensive permit to include Tree Plan approval

Stormwater Management (Title V; Article 15)

- Comprehensive permit to include stormwater management approval

Wetlands Protection (Title V; Article 8)

- Comprehensive permit to include local Order of Conditions

Arlington Historical Commission

- Regarding 1021 Massachusetts Avenue, a determination as part of the comprehensive permit that the demolition of the building would not be detrimental to the historical or architectural heritage or resources of the Town or in the alternative, waiver of the demolition delay.

Outdoor Lighting (Title V; Article 14)

- To the extent applicable, waive the up-lighting prohibition.

Landscaped Open Space is defined as “Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and

developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes.”

Usable Open Space is defined as “The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, or for garden or for household service activities such as clothes drying; which space is at least 75% open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if at least 75% of the area has a grade of less than 8%, and no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings with surface parking, no horizontal dimension shall be less than 20 feet.”

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